



Smiths
your property experts

Tiverton Road

Loughborough

- No upward chain
- Beautifully presented semi-detached family home
- Cul-de-sac location on the Forest Side of Loughborough
- Three bedrooms and a family bathroom
- Sitting/dining room with a wood-burning stove
- Private driveway and a spacious gated side driveway
- Immaculate, low-maintenance rear gardens
- Views of Charnwood Forest to the front

General Description

Smiths Property Experts offer this smart and beautifully presented three-bedroom family home to the market with no upward chain. The property is in a cul-de-sac location on the coveted 'Forest Side' of Loughborough, with exceptional views of Charnwood Forest to the front.

The Location

The property is in a lovely residential location with convenient access to excellent schooling options, the town centre and beautiful countryside within the Charnwood Forest.





The Property

Internally the property is presented in excellent condition. The living accommodation is laid across two floors and comprises an entrance hall with a new front door, a superb front-to-back sitting/dining room with a wood-burning stove and direct garden access to the rear. A fully fitted kitchen off the dining area has an understairs pantry and an external door to the side. Three bedrooms (two doubles) with excellent built-in storage and a stunning modern family bathroom are upstairs and accessed via a light-filled landing.

The Outside

The property is set back and elevated behind a smart private driveway with off-road parking for two vehicles. There is also a spacious gated side driveway that leads to the rear. The gardens are immaculate, low-maintenance, and home to a substantial timber store.





Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

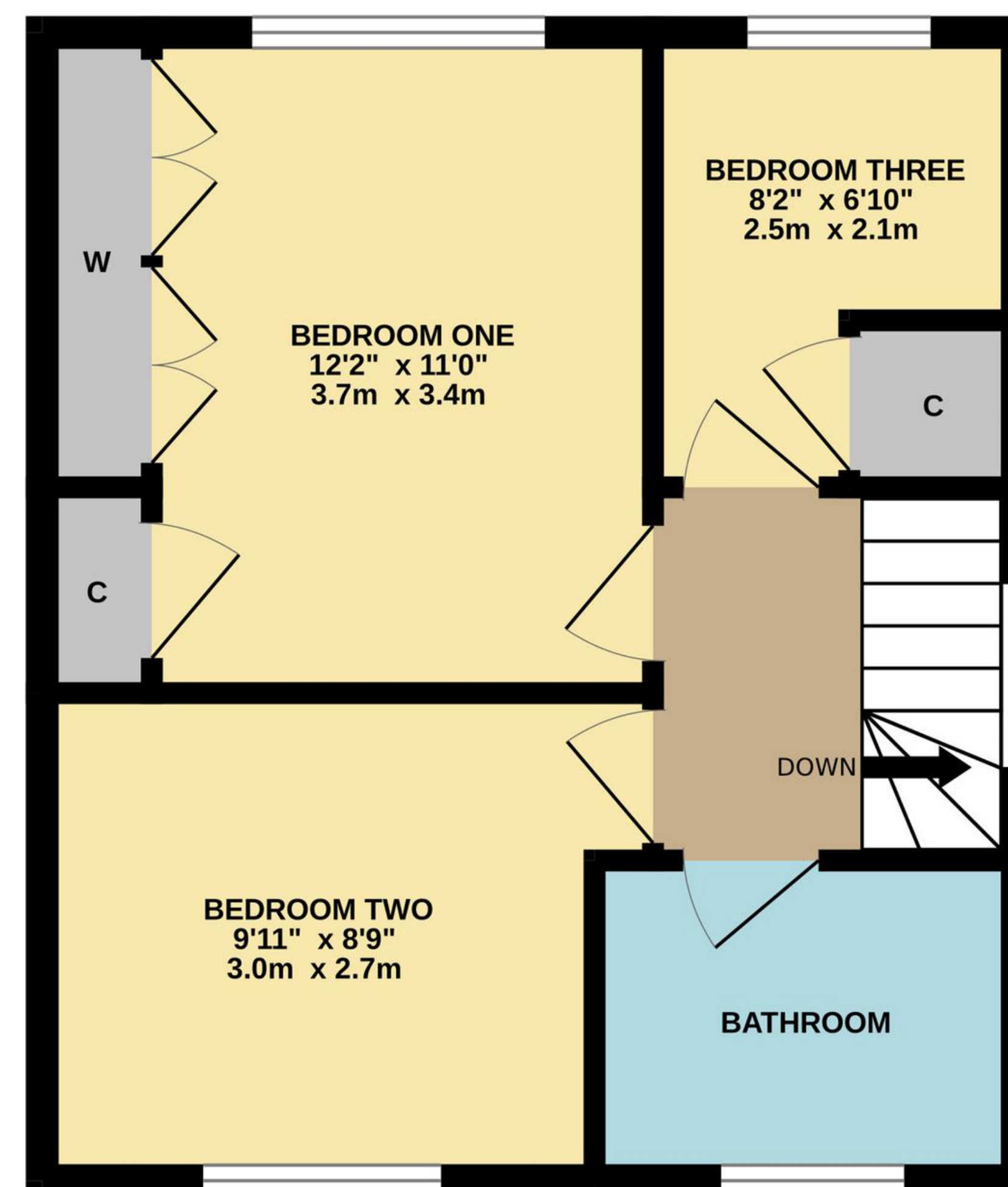
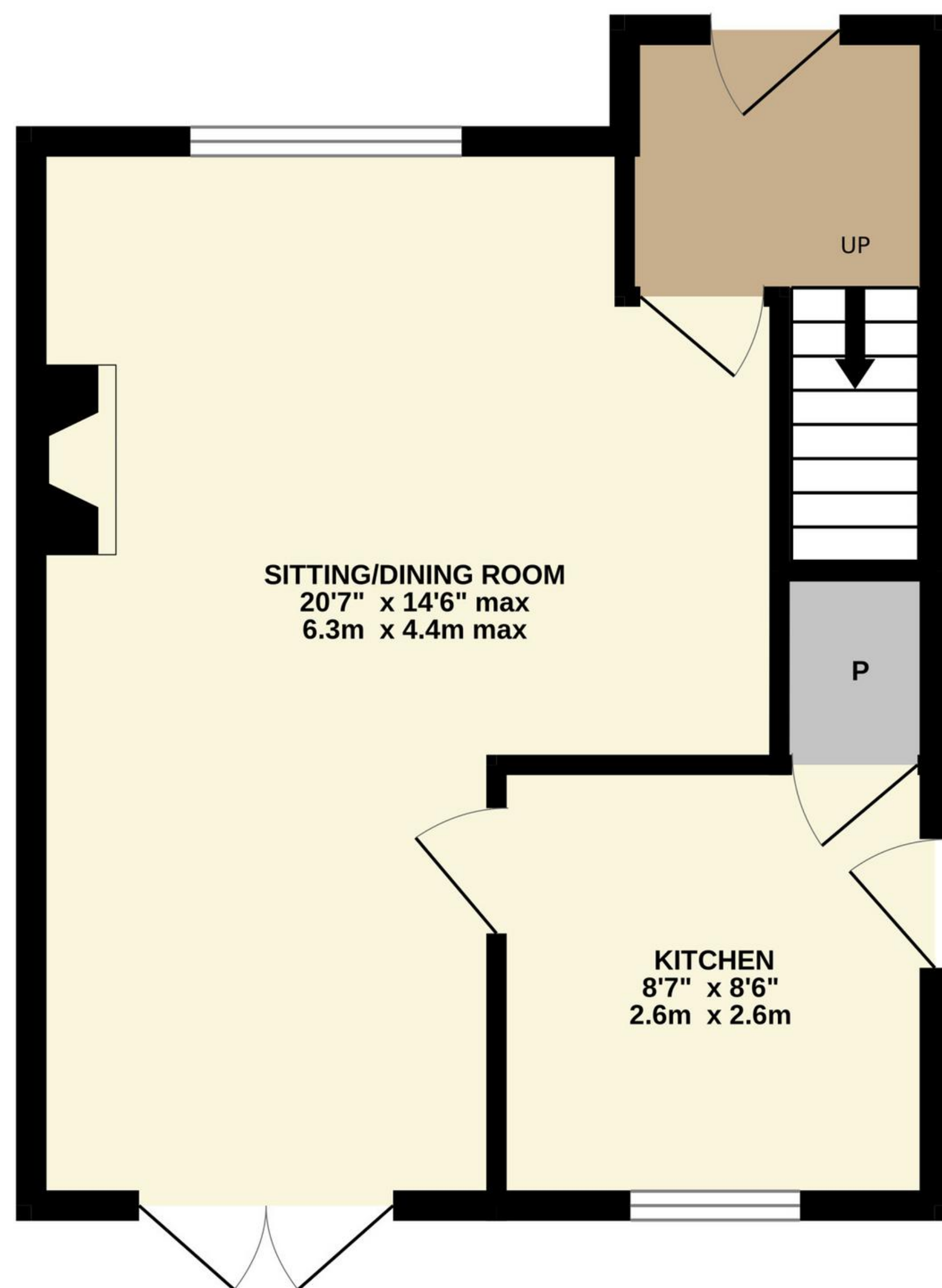
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 730 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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